

Public Open House

JANUARY 15, 2026

5:30-7:30 PM

PRESENTATION AT 6:00 PM

Goals for this Open House

- Reminder of what we have heard from the public so far that has shaped the Plan
- Alert you to the **Implementation Matrix** and how to view it online
- Share the **draft Future Land Use Map (FLUM)** and get your feedback
- Learn more and provide feedback for the **Climate-Ready Groton Plan**

What We Have Heard

COMMUNITY ENGAGEMENT AND RECENT FEEDBACK

Community Engagement Timeline

Sep – Nov 2024: **Interviews** with Town Staff, Commissions, and Others

Oct 1, 2024: **Kick-Off Event** at Sutton Park

Oct 2024 – Mar 2025: **Kick-Off Public Survey**

Jan – Jun 2025: **Interviews** with Community Organizations

Apr 2025: **Focus Groups** with Community Organizations

May 8, 2025: **Public Open House 1**

May – Jun 2025: **Virtual Public Open House**

November 19, 2025: **Public Open House 2**

Tonight!: **Public Open House 3**

Draft POCD content is built from what we have heard from the public over the past year

Also, the PZC has been tracking written comments submitted by the public

Throughout: **Greater Groton Webpage**

Throughout: **Micro-Surveys**

Results of community engagement are posted at:

www.greatergroton.com/groton-2035

Please help us spread the word to anyone you know who fit these demographics!

Gaps in Engagement

Who has been underrepresented?

- **Age:** Under 35 (especially under 25/teens)
- **Race/Ethnicity:** Hispanic/Latino
- **Income:** Less than \$75,000
- **Renters**
- **Education:** People with less than a Bachelor's degree
- **Location:** Everywhere outside Mystic, Noank, and the City



Public Feedback (written correspondence)

Requests for Additional Studies/Information before Decisions

- Analyze potential for ADUs before increasing residential densities
- Analyze land removed from development potential by open space acquisition

Amount/location of Open Space

- Acquire land to mitigate storm damage, climate change. Limit development in X zones.
- Add open space to northwest section of town
- Increase the number of neighborhood parks
- Expand PA 490 program to include tax relief to open space
- Shift from acquisition to stewardship

Public Feedback (written correspondence)

Housing Types

- Preserve some areas of single family zone

Zoning Changes

- Prohibit STRs in ADUs
- Review uses in CN zone and propose changes to protect/buffer adjacent residential areas
- Allow small retail uses in residential areas

Public Feedback (Nov Open House and Online Surveys)

Key Takeaways – In-Person (50 +/- people)

- Significant majority of “dot votes” went to “I Support It” for all Policies and Strategies
- Only a handful of “I Don’t Support It”

Key Takeaways – Online Surveys (18 responses to date)

- More mixed results than the in-person feedback
- Most responses for Chapter 1 (Housing, Community Services, Transit): 69% Support, 12% Support w Changes, 19% Do not Support
- Other Chapters, average responses:
66% Support, 15% Support w Changes, 19% Do not Support

Public Feedback (Nov Open House and Online Surveys)

Common Comments

Chapter 1

- Concerns about housing availability and affordability
- Want more transportation options/infrastructure (e.g., bike paths, public transit)
- Want to repurpose more unused buildings
- Appreciation for Groton's existing social services

Chapter 2

- Concerns about cost and a desire for more funding for conservation
- More contiguous open spaces and more robust municipal forest management capacity

Public Feedback (Nov Open House and Online Surveys)

Common Comments

Chapter 3

- Focus on downtown revitalization

Chapter 4

- Enthusiasm for renewable energy
- Desire for more transit options and better bus shelters

Chapter 5

- More equitable access to parks across the Town

Chapter 6

- Desire to see the Implementation Matrix/Full POCD

Implementation Matrix

HOW IT FITS INTO THE PLAN AND WHAT IT INCLUDES

Reminder: Components of the Plan

Groton 2035 is made up of three volumes . . .

- **Baseline Report** – finished and posted at Greater Groton
- **Plan** – what we are reviewing today
- **Implementation Matrix** – final step along with Future Land Use

Draft Implementation Matrix

1 tab for each topic in the Plan, that includes . . .

Policy and Strategy Numbers and Text

Responsible Parties – Lead and Supporter (up to 3 supporters)

Timing

Short Term 1-2 years

Medium Term 3-5 years

Long Term 6-10 years

Performance Standard

Hard copies are available for review tonight or visit:

www.greatergroton.com/groton-2035

To review in more detail and comment

Draft Implementation Matrix

Example for “Community Services”

A	B	C	D	E	G	H	
1	Policy - Strategy #	Policy - Strategy Text	Responsibility - Lead	Responsibility - Supporter	Responsibility - Supporter	Timing	Performance Standard
2	Policy 1.2	Ensure the Adequate, Equitable, and Improve coordination and communication between Town and community organizations to provide referrals,				Short term (1-2 years)	Annual "Resident Satisfaction Survey" shows more people indicate they can find the local resources they need.
3	Strategy 1.2.a	Human Services	OPDS	Local NGOs			
4	Strategy 1.2.b	Maintain an emergency preparedness plan and ensure adequate staffing for continuous implementation.	Emergency Mngt	Human Services	OPDS	Short term (1-2 years)	After future emergencies, Town Emergency Management staff will evaluate the response and critique implementation of the emergency preparedness plan. Over time, trends will show closer adherence to the Plan's protocols.
5	Strategy 1.2.c	Identify locations that can serve as Resilience Hubs and develop an implementation and outreach plan for each location.	PR	Sust and Res	TC	Medium term (3-5 years)	Annual "Resident Satisfaction Survey" shows more people are aware of resilience hubs and the services they provide. Increase in the number of programs offered (workforce training, community workshops, etc).
6							
7							

Future Land Use Map

FUTURE LAND USE CATEGORIES AND OTHER MAP CONTENT

Why is the FLUM Important? How is it used?

Guides Long-Term Growth and Conservation Decisions: Translates the POCD's land use vision for the next 10 years onto a map

Supports Zoning and Regulatory Updates: Groton uses the FLUM to evaluate whether zoning aligns with the POCD's land use goals, helping justify rezonings or regulatory amendments

Informs Infrastructure and Capital Planning: Helps prioritize public investments—such as roads, water and sewer extensions, etc.—by directing growth toward appropriate areas and discouraging infrastructure expansion into conservation or low-density areas.

Why is the FLUM Important? How is it used? cont.

Protects Natural and Community Resources: Identifies open space and other protected lands, which supports preservation goals and helps balance development with natural resource protection

Provides a Reference for Development Review and Intergovernmental Coordination: While not a **regulatory** document, the FLUM serves as a key reference for the PZC, developers, and regional/state agencies when reviewing proposals, ensuring decisions are consistent with the adopted POCD and coordinated with regional and state plans

Approach to Future Land Use Map (FLUM)

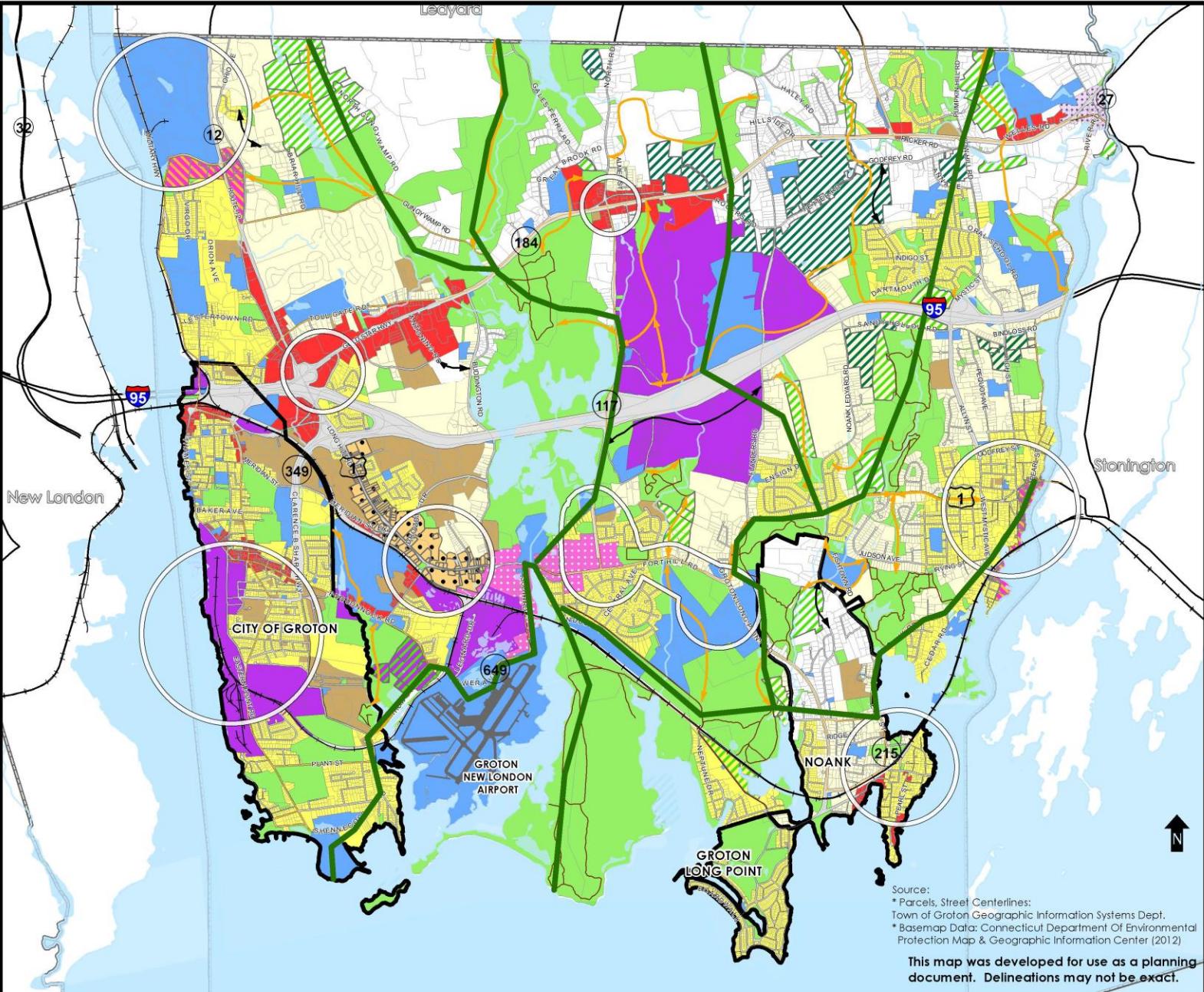
The FLUM consists of three levels of content . . .

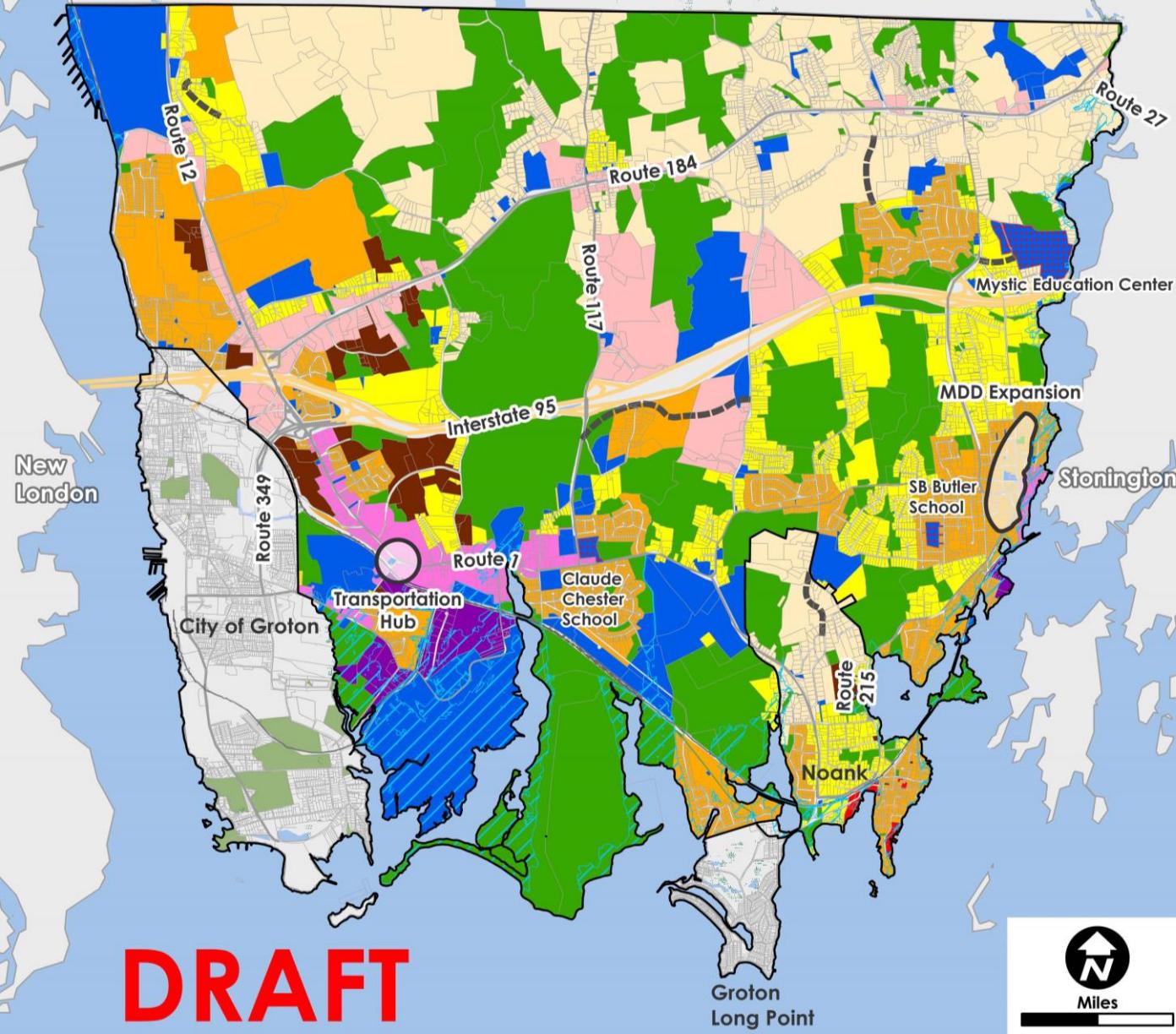
Concrete land use decisions including changes the Town is committed to making in the next 10 years or areas expected to remain the same

Potential land use changes that require more analysis/study over the next 10 years

Other overlay layers such as current and future roadways and trails, climate considerations, etc.

2016
FLUM





Date: 1/14/2026
Data Sources: CT DEEP, Town of Groton, Bowman, ESRI

This map is for informational purposes
and may not be suitable for legal,
engineering, or surveying purposes.

- Groton Boundary
- Parcels
- Government/Institutional/Utilities
- Open Space and Other Protected Land
- Residential High Density
- Residential Medium Density
- Residential Low Density
- Residential Rural
- Industrial/Waterfront
- Town/Village Center Mixed Use
- Other Mixed Use
- Commercial (Noank)
- Desired Vehicular Roadway Connections
- Areas of Future Study
- Areas for Future Analysis
- Areas of Climate Vulnerability

Draft Future Land Use Map
January 14, 2026
Groton, CT

Draft
2026
FLUM

Concrete Land Use Decisions

Residential Categories

- Boundaries based on current residential zoning districts (RM, RU, R, and RS). These districts are clustered into categories based on their expected residential densities (e.g. Rural, Low, Medium, and High).
- Current FLUM (2016) allows for a range of densities in each category – the draft FLUM continues that approach.
- These ranges form an ***option*** for the Town in the future – they do not obligate the Town to change zoning.

Concrete Land Use Decisions

Residential Categories Proposed Densities

Rural (RU 40/80): 2 units per acre or less (*On a 40,000 SF lot, this would represent 1-2 units*)

Low (RU20, RS20): 2 to 4 units per acre, or up to 7 units per acre on public sewer and outside the floodplains (*On a 20,000 SF lot, this would represent 1-3 units*)

Medium (RS12, R12, R7): 3 to 15 units per acre (*On a 12,000 SF lot, this would represent 1-4 units*)

High (RM): More than 15 units per acre

Concrete Land Use Decisions

Mixed Use, Commercial, and Industrial Categories

Town/Village Center Mixed Use: MTC, MVC, MDD, and some CN zoning districts

Other Mixed Use: CR, IM, and some CN zoning districts

Industrial/Waterfront: IG and WW zoning districts

Concrete Land Use Decisions

Government, Institutional, and Utilities Category

- Uses such as Town Hall, active schools, utility stations, and other institutional uses such as churches, regardless of the underlying zoning

Open Space and Other Protected Lands

- Current GC and GR zoning districts
- Plus additional larger-scale permanently protected green space conserved since the GC and GR zoning districts were adopted

Areas for Future Analysis/Study

- **Expanding the MDD to the west** (particularly as sea-level rise threatens area businesses)
- **Adding a Transportation Hub** (in anticipation of rail service near Poquonock Road)
- **Future redevelopment of SB Butler and Claude Chester School sites** (what would best serve the Town and the neighborhood)?
- **Future redevelopment of Mystic Education Center site** (what would best serve the Town and the neighborhood)?

Other Overlay Layers

- **Areas of Climate Vulnerability** (As climate change raises sea levels and storms occur more frequently, these areas are likely to be inundated assuming 20-inches of sea level rise aligned with a 100-year storm event)
- **Desired Vehicular Road Connections** (These dashed lines represent rough pathways for new roads that should be constructed by developers in the event that more development is proposed for these areas)

Open House Format

HOW TO PROVIDE FEEDBACK THIS EVENING AND ONLINE

Future Land Use Map (FLUM) – *How to provide feedback*

All tables have the same set up!

- One large print out of the draft FLUM
- Board describing the meaning of each Future Land Use Category
- Multiple small print outs of the draft FLUM
- Small print outs of the Future Land Use Category descriptions
- Comment Sheets

Or comment at:

www.greatergroton.com/groton-2035

Future Land Use Map (FLUM) – *How to provide feedback*

Table discussions will be largely self directed

- At least one staff, consultant, and/or PZC member at each table
- Review the map, ask questions, talk with your neighbors, write down your comments
- Feel free to also write comments on the small maps or category descriptions
- *Some tables will have laptops if you would like to scroll through a map up close and digitally*

Future Land Use Map (FLUM) – *How to provide feedback*

Specific questions on the comment sheets . . .

- Are there areas in the **Residential Categories** you feel should be labeled differently, expanded or contracted?
- Are there areas in the **Mixed Use, Commercial, and Industrial Categories** you feel should be labeled differently, expanded or contracted?
- Do you have any concerns about the **Government, Institutional, and Utilities Category**?
- Do you have any concerns about the **Open Space and Other Protected Lands Category**? Are there any connections that should be made between these properties?

Future Land Use Map (FLUM) – *How to provide feedback*

Specific questions on the comment sheets . . .

- For areas marked for **future analysis/study** in the next 10 years, do you feel . . .
 - Studying future change is important here?
 - Changes should NOT be considered in this area?
 - Changes should be considered, but for a different reason?
- Are there any other areas that should be marked for future analysis or study?
- Any other comments you may have

Next Steps

FROM HERE TO ADOPTION

What's Next

PZC Meeting January 26

Discuss final revisions to the POCD

Production of Full Formatted Draft Plan

PZC Public Hearings Early Spring 2026

Public Hearings prior to Plan adoption

Enjoy the Open House

**Spread the word to family, friends,
and everyone you know! Review the
draft POCD content at:**

www.greatergroton.com/groton-2035

**E-mail comments to any Town Staff
listed under “*Who’s Listening?*”**